

Auction Date: September 16th, 2020 @ 11:00am MST



State Land Sale

STAR Academy

September 16th

173 ACRES NEAR CUSTER, SD.

12279 BRADY DR, CUSTER, SD 57730

AUCTION DATE: SEPTEMBER 16TH, 2020

TIME: 11:00AM MOUNTAIN STANDRD TIME

AUCTION WILL BE HELD AT THE CUSTER COUNTY COURTHOUSE

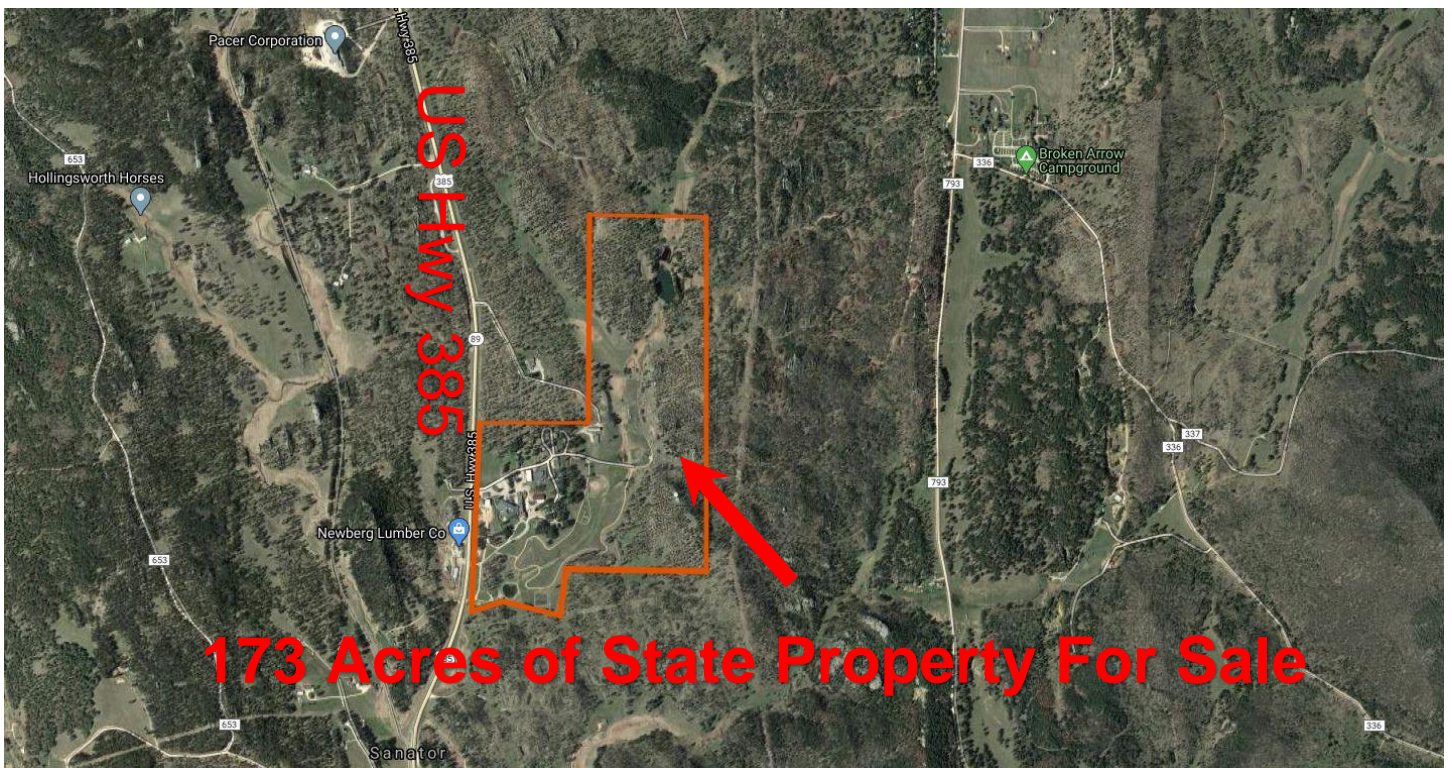
420 MT RUSHOMORE RD., CUSTER, SD 57703

AUCTION IS 10% DOWN WITH THE REST DUE AT CLOSING AFTER 60 DAYS

\$10,000 FINDERS FEE COMMISSION TO A REPRESENTED BUYER OF ENTIRE PROPERTY



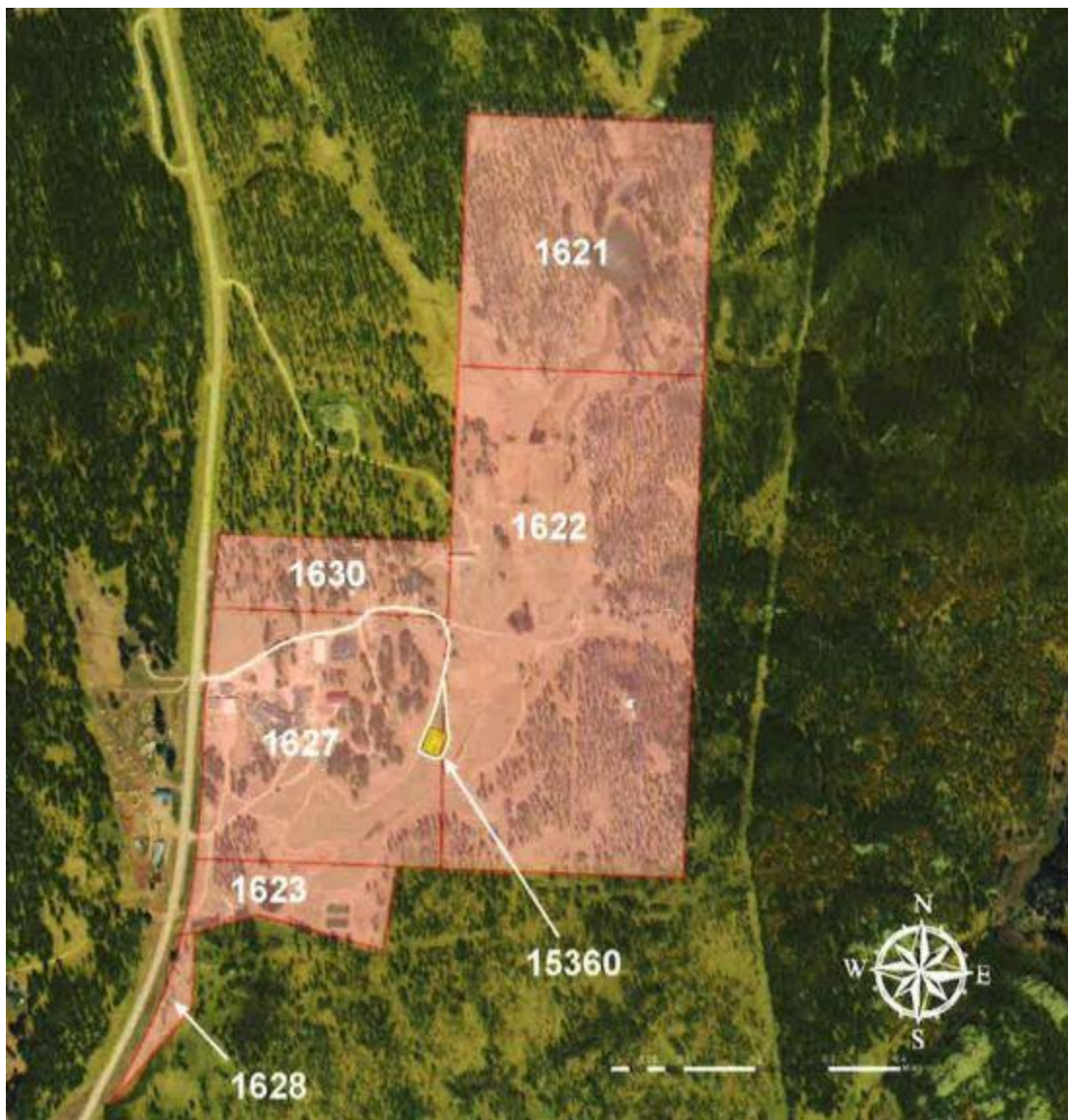
The property is located approximately 5 miles south of Custer, SD on US HWY 385.



STAR ACADEMY OVERVIEW

- **Address: 12279 Brady Dr, Custer, SD 57730**
- **Located in the southern Black Hills of SD**
- **The property consists of 173 acres of prime Black Hills real estate**
- **Gross Square Feet**
 - **168,880 square feet**
 - **Administrative and Main Building Service structures: 119,263 SF**
 - **Buildings Associated with Physical Plant: 29,710 SF**
 - **Employee Housing (11 units): 19,907 SF**
- **Land Area – 173 acres includes**
 - **Fishing pond on north end of property**
 - **Baseball field and running track/trail system**
- **Zoning**
 - **Custer County generally does not have zoning requirements.**
 - **Custer County building code: Uniform Building Code, Vols. 1-3, IBCO, 1997, et. seq. Further information on Custer County Planning and Zoning can be found at:**
www.custercounrysd.com/planning-and-economic
- **Adjacent Land Uses**
- **Black Hills National Forest Newburg Lumber Company Mill**

- **Main Building:** three story building with dual elevator access, flexible interior layouts with extensive windows to maximize natural light.
- **Administration Building:** large lobby with administrative offices.
- **Employee Housing:** 5/2Bed, 3/3bed, 2/4bed and 1/5 Bedroom
- **Parking:** Ample parking with 127 parking spots onsite.



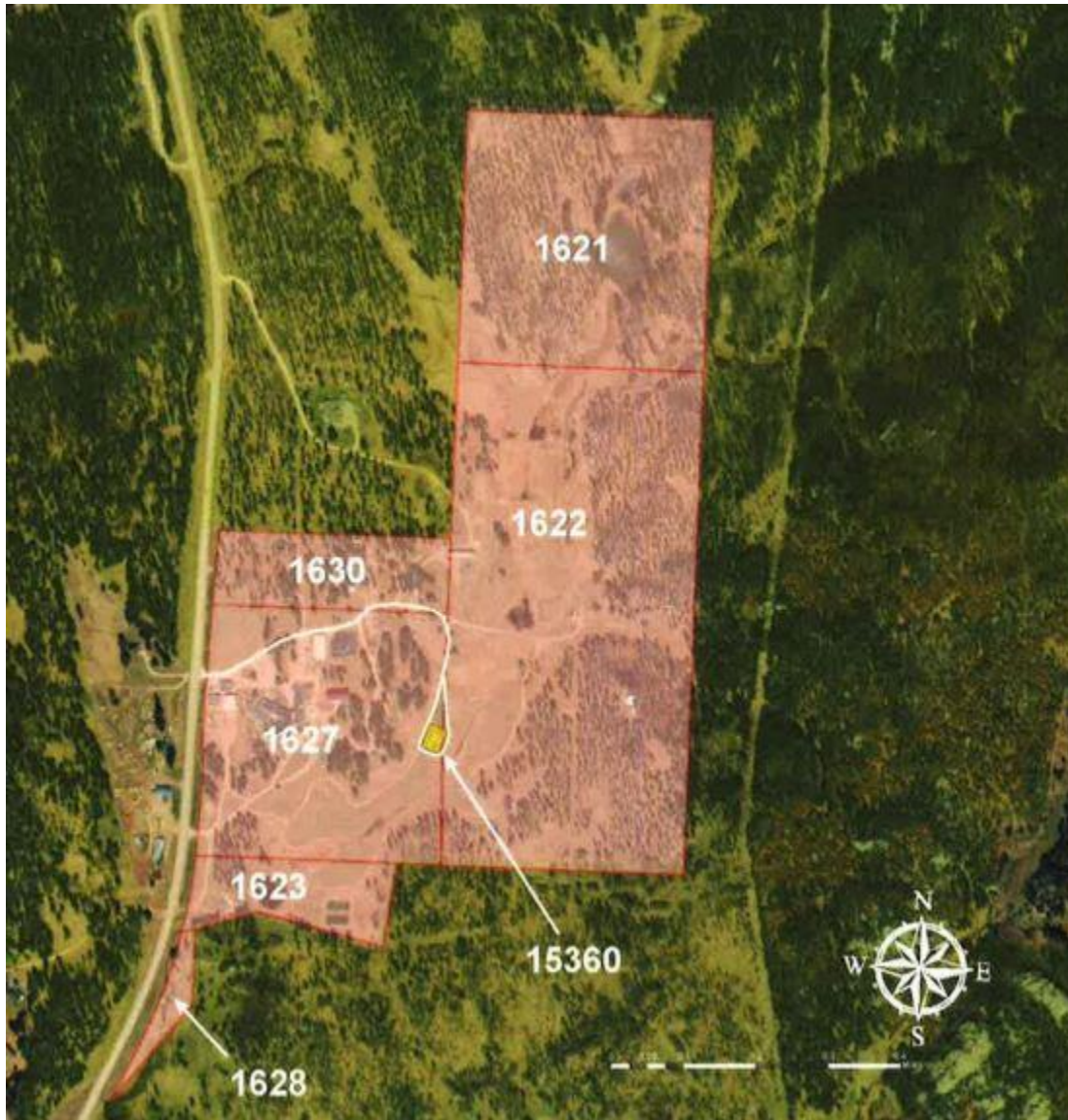
MAIN CAMPUS

- **168,880 square feet of buildings**
 - **Administrative and main building service: 119,263 SF**
 - **Buildings associated with physical plant: 29,710 SF**
 - **Employee housing (11 units) 19,907 SF**



PURCHASE OPTION A

- **173 Acres and 168,880 square feet of buildings**
- **Starting bid: \$2,000,0000**

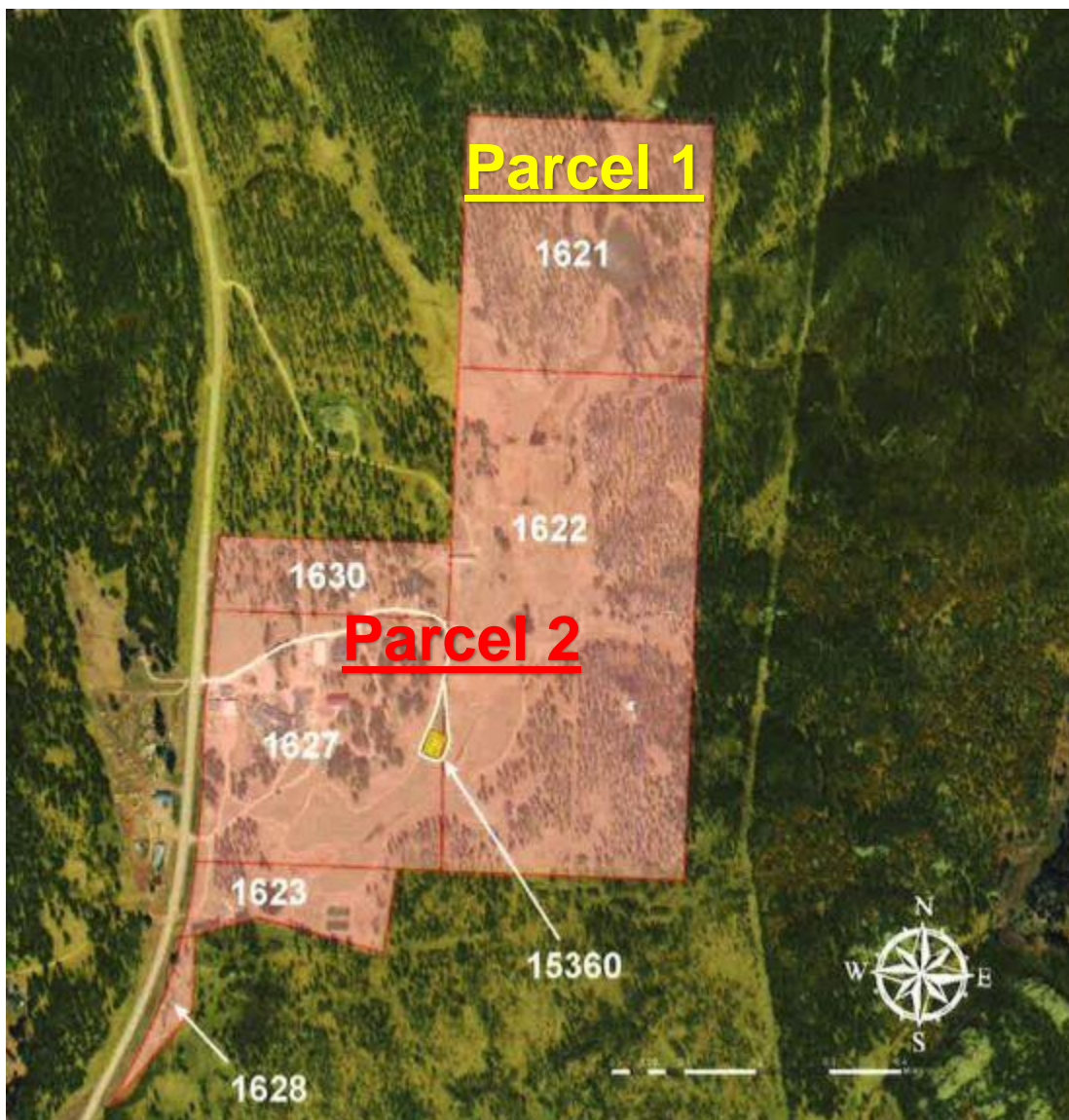


PURCHASE OPTION B

- The state will offer a second option to sell the campus in two parcels. The highest bid between option A or option B will be the winning bid.

Parcel 1

- 40 acres with pond as tax id 1621
- Starting bid: \$320,000





Parcel 1
40 Acres



Parcel 1

Starting Bid

\$320,000

Parcel 2

- **133 acres (Main Campus less the north 40 acres)**
- **Starting bid: \$1,680,000**



Parcel 2
133 Acres

BUILDING DETAILED SQUARE FOOTAGE

MAIN STRUCTURES

Administration Building	12,000 sf
Main building	44,370 sf
Food Service/MP Room Addition	12,813 sf
Annex	26,960 sf
Brady Academy	16,600 sf
Gymnasium	6,520 sf

PHYSICAL PLANT STRUCTURES

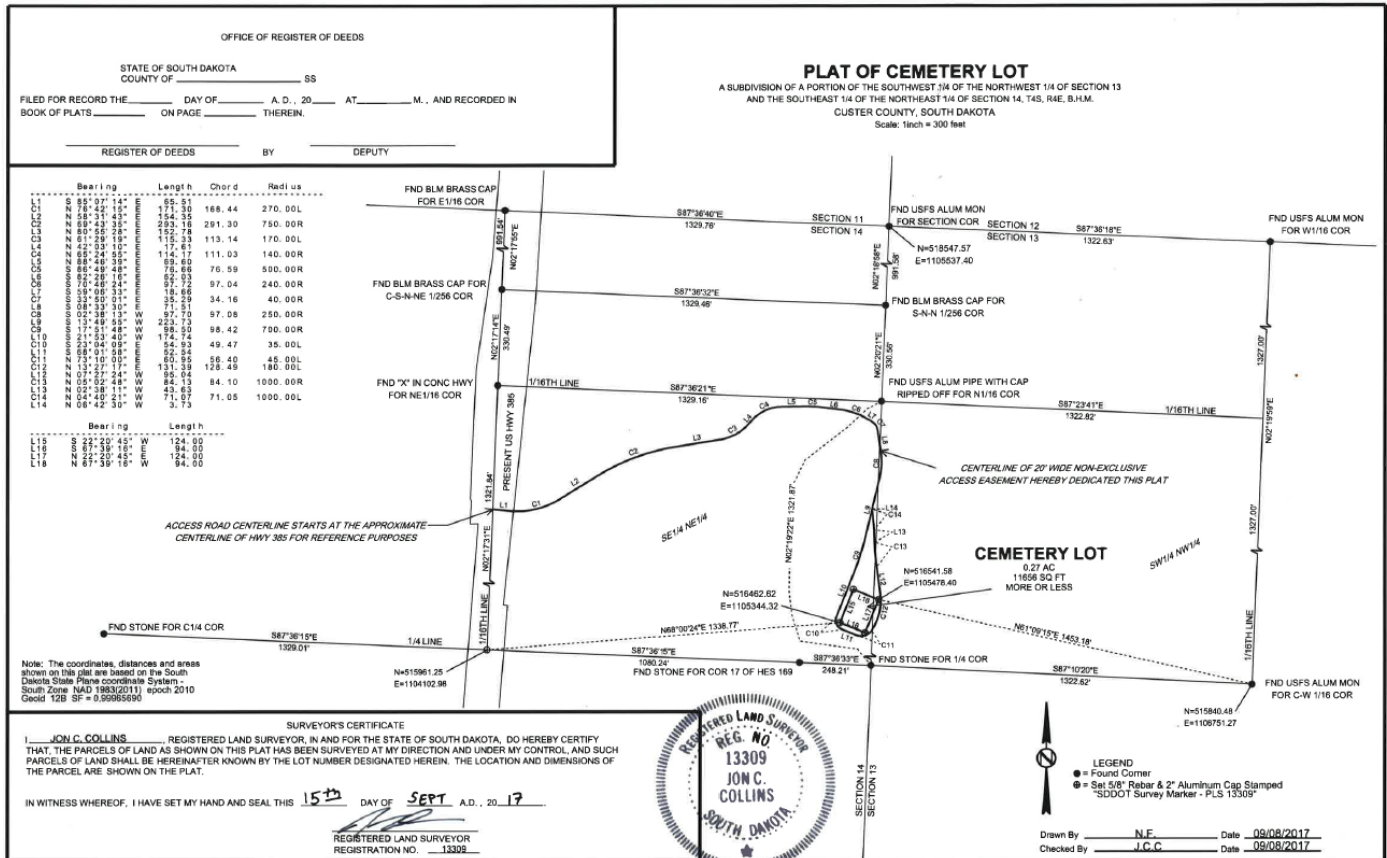
Maintenance Building	6,426 sf
Water Treatment Building	840 sf
Wastewater Treatment Building	308 sf
Generator Building	392 sf
Laundry/ Garage Building	6,664 sf
Powerhouse	8,580 sf
Biomass Building	4,000 sf
Ground Shed	1,500 sf
Welding Shop	1,000 sf

HOUSING

#1	25552 Upper Staff LN	2,624 sf	3 bedrooms/1 bath
#2	25540 Upper Staff LN Garage	2,288sf 540 sf	5 bedrooms/1 ½ baths
#3	25536 Upper Staff LN	1,062 sf	2 bedrooms/1 bath
#4	25534 Upper Staff LN	1,101 sf	2 bedrooms/1 bath
#5	25530 Upper Staff LN	912 sf	2 bedrooms/1 bath
#6	25528 Upper Staff LN	904 sf	2 bedrooms/1 bath
#7	12284 Brady Drive	2,008 sf	4 bedrooms/2 bath
#8	25520 Tower Drive	2,208 sf	4 bedrooms/2 bath

CEMETERY PLAT

(CEMETERY EXCLUDED FROM SALE)





STATE LAND AUCTION

STARTING BID \$2,000,000

AUCTION DATE: SEPTEMBER 16TH 2020 AT 11:00AM MST

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420 MT RUSHOMORE RD., CUSTER, SD 57703

**Minimum Bid
\$2,000,000**

**173 Acres /
168,000sqft of
Buildings**

**Located 5 miles
south of Custer, SD.**

**September 16th
2020 @11:00am MST**

**Auction to be held at
the Custer County
Courthouse**

**OFFICE OF SCHOOL AND
PUBLIC LANDS – STATE OF
SOUTH DAKOTA**

500 East Capitol

Pierre, SD 57501

605-773-3303

www.sdpubliclands.com

DISCLAIMER AND RESTRICTIONS

Sale is "As is" together with all, improvements, and appurtenances located thereon, reserving, however, to the State of South Dakota right-of-way for irrigation ditches, canals, etc., as provided by SDCL 5-4-2, and subject to reservations and rights relating to deposits of coal, ores, metals and other minerals, asphaltum, oil, gas and other like substances, provided by the South Dakota Constitution Art. VIII, §19, SDCL 5-7-3 to 5-7- 6, inclusive, and SDCL 5-2-12, and in any law of the State of South Dakota reserving rights of any kind in said State or any of its departments, institutions, subdivisions, funds or accounts. Sale is also subject to deed restriction on placing the land in any federal trust.

All information contained in this document and attached exhibit is believed to be accurate. The bidder is invited, urged, and cautioned to inspect the property prior to auction. Failure to inspect property shall not constitute cause for cancellation of sale.

The bidder understands and agrees that the property is offered, purchased and accepted by the buyer 11 AS IS" and "WITH ALL FAULTS". The State makes no warranties or guarantees whatsoever whether written, oral, or implied as to quality, condition or habitability.

All information contained in this notice and online was derived from sources believed to be correct, but there is no guarantee. Buyer acknowledges that he/she relied entirely on his/her own information, judgment and inspection of the property.